



CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #1 – JUNE 10, 2025

PROJECT NAME:	Texas Roadhouse Building Addition		
PROJECT NUMBER:	PZ-25050002		
LOCATION:	5951 Lyons Road		
APPLICANT/AGENT:	Green Berg Farrow		
REVIEW/APPLICATION:	Site Plan		
DISCIPLINE	REVIEWER	EMAIL	TELEPHONE
DRC Chair Urban Design & Development	Liz Aguiar – Assistant Director Sustainable Development	laguiar@coconutcreek.net	(954) 973-6756
Sustainability, Urban Design & Photometrics	Linda Whitman – Sustainability Manager	lwhitman@coconutcreek.net	(954) 973-6756
Urban Design & Signage	Natacha Josiah - Planner	njosiah@coconutcreek.net	(954) 973-6756
Transportation	Michael Righetti - Senior Project Manager	mrighetti@coconutcreek.net	(954) 973-6756
Building	Sean Flanagan – Chief Building Official	sflanagan@coconutcreek.net	(954) 973-6750
Engineering	Eileen Cabrera - Senior Engineer	ecabrera@coconutcreek.net	(954) 973-6786
Fire	Ryan Banyas – Fire Marshal	rbanyas@coconutcreek.net	(954) 956-1563
Landscape	Scott Peavler - Landscape (consultant)	speavler@craventhompson.com	(954) 739-6400
Police	Barbara Hendrickx - Police Department	bhendrickx@coconutcreek.net	(954) 956-1474
Public Works	Mike Heimbach- Project Manager	mheimbach@coconutcreek.net	(954) 956-1453
ALTERNATE REVIEWERS			
Engineering	Thamar Joseph - Engineer I	tjoseph@coconutcreek.net	(954) 973-6786
Engineering	Muayad Mohammed- Engineer I	mmohammed@coconutcreek.net	(954) 973-6786
Engineering	Steve Seegobin - Construction Supervisor	gseegobin@coconutcreek.net	(954) 973-6786

DEPARTMENTAL COMMENTS

BUILDING

As per 2023 FBC Accessibility Section 208.3.1 states that;

208.3.1 General.

Designated accessible spaces shall be designed and marked for the exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems that substantially impair their ability to ambulate and who have been issued either a disabled parking permit under s. 316.1958 or s. 320.0848 or a license plate under s. 320.084, s. 320.0842, s. 320.0843, or s. 320.0845. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4...

Applicant is required to address **EACH** comment and to revise plans accordingly (*acknowledgements are not corrections*). **ONLY COMPLETE SIGNED AND SEALED DIGITAL PACKAGES WILL BE ACCEPTED.** Applicant does not need to resubmit application or previously submitted documents. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans. Refer to **e-Plan User Guide** for instructions, found under resources on the Development Review web page.



The revised parking lot layout locates the accessible parking spaces at a greater distance from the building entrance.

ENGINEERING

1. Modifications to the square footage of the existing building may impact the existing Water and Wastewater Agreement. Additional impact fees may be required prior to issuance of the building permitting.
2. Provide annotation on the demolition plan indicating that any utilities that are to be abandoned must be fully removed from the site.
3. An engineering permit will be required for all proposed civil/site work.
4. Please note that comments provided are based on a preliminary engineering review and the project is subject to further review for compliance with the City's Code of Ordinances and the Utilities & Engineering Standards Manual during the engineering permitting stage.
5. Additional comments may be provided and/or required upon review of any revised plans.

FIRE

1. The main egress door shall not be obstructed while the building is occupied.
2. If the building will be normally occupied, safeguarding for constitution, alteration, and demolition shall be coordinated with the Fire Marshal and Building Official before commencement and an approved fire safety program shall be required.
3. The fire protection system shall be preserved and maintained operational at all times. The Fire Department shall be notified when a fire protection system is out of service for more than 10 hours for a preplanned impairment. Impairment includes but is not limited to revisions to the water supply, sprinkler system piping, or removal of the ceiling grid. The extent and expected duration shall be communicated. Any risks caused by the impairment shall be mitigated. The fire department shall be notified when the system is impaired and when returned to service.

LANDSCAPING

1. The Simpson's Stopper tree (MF2) that was shifted near the northwest corner of the building is in conflict with an apparent storm drain line. Please adjust location of the tree so that it is a minimum of 6' offset from the storm drain pipe.
2. Must update the native and non-native tree and shrub/groundcover calculations. It appears that the minimum native percentage is being met but must show updated calculations on the Landscape Plan.
3. Please update the City Standard Landscape Notes on sheet L1.0.
4. Please show tree symbols on the Tree Disposition Plan (sheet T1.0). It appears that some of them are not showing around the building.

PHOTOMETRICS

1. Clarify if lighting shown on north façade is new or being relocated from existing. If new provide spec sheets and photometric plans.
2. Will any parking or other lighting be altered due to the addition?

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POLICE

1. Ensure there is a light on the outside of the exterior door on the addition.

SUSTAINABILITY

No comments at this time.

TRANSPORTATION

1. The Site Plan's parking calculation tables or data summary, should be amended and revised in a manner that would summarize and clearly identify the total square foot of the existing vs. proposed Customer Service Area in square feet, a total summary of the existing vs. proposed "Non-Customer Service Area, the total outdoor dining area in square feet, existing parking summary, proposed parking summary, required parking summary, total handicap parking required, total handicap parking provided, total bike parking required, total bike parking provided, etc.; and
2. Additional comments may be forthcoming.

URBAN DESIGN AND DEVELOPMENT

General

1. Applicant shall ensure public participation is part of this project. The purpose of this action is to provide information regarding the proposed project to neighboring property owners, associations and businesses. Applicant is responsible for this effort which is separate and in addition to City public meetings. Provide correspondence demonstrating these efforts including a detailed accounting of meetings with residents, HOA's and adjacent businesses, copies of mailed notices, meeting notes, site postings etc. Applicant shall submit the written report to Sustainable Development PRIOR to this application being placed on a Planning and Zoning Board agenda. Be advised, outreach presentations shall present most current site plans to match what will be considered by the Planning and Zoning Board and City Commission.
2. The City has retained professional services to conduct landscape review of all Development Review Applications. Per Sec.13-80(b) of the City's Land Development Code, the cost for these services shall be billed to the applicant on a cost recovery basis. Please acknowledge and provide contact information of person(s) responsible for payments to the City.
3. It is the applicants' responsibility to digitally re-submit revised applications, as applicable, in a timely manner for placement on a Planning and Zoning Board and/or City Commission agenda.
4. Acknowledgements to DRC comments *may* not show compliance. Corrections shall be made through plan and written revisions. All corrected documents and plans shall be re-submitted per digital submittal requirements. Written responses shall identify appropriate sheet(s) where corrections have been made.
5. Additional comments may be provided at DRC meeting and/or upon review of revised application.

Public Meetings

6. Prior to the Planning and Zoning Board meeting, applicant shall provide one (1) digital and thirteen (13) printed copies, individually bound, stapled & 3-hole punched of the following to the City;
 - a. Site plan package;
 - Note: digital copy to be **unlocked and unsigned**.
 - Note: Printed copies to be no larger than 11"x17" in size.

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- b. PowerPoint presentation;
 - Note: Printed copies to be no larger than 11"x17" size.
 - c. Public outreach;
 - d. Sustainable (Green);
 - e. Each set of DRC comment/response document:
 - Note: Printed copies to be 8.5"x11" in size.
7. Applicant shall be prepared to make a PowerPoint presentation at the Planning and Zoning Board and City Commission meetings. Presentation should include color renderings, aerials, or maps of the proposed project, and other information as applicable.

Impact Fees

8. This project is subject to fire rescue and law enforcement impact fees per Section 13-118 of the City's Land Development Code. Pursuant to Ordinance 2025-001, when the gross floor area is increased, but the type of use is not changed, the impact fee rate shall be calculated based only on the increased gross floor area. As such, impact fees shall be calculated as follows:

Fire Rescue:	#931	\$329.50 per each 1,000 GFA
Law Enforcement:	#931	\$729.00 per each 1,000 GFA

Plan – General

9. Clarify how the facility will operate during the expansion and how the restaurant goers will be protected from construction activity.
10. Refer to the Building comments regarding the location of the accessible parking stalls.
11. Refer to the Landscape comments regarding missing information.
12. The drain spout is still showing on the elevation. As a reminder, the drain spout may not be visible and must be concealed within the architecture.

Construction Trailer

13. Show location of temporary construction trailer if one is proposed. Trailer shall not be located adjacent to major thoroughfares, may require screening, and will require sign review.